Nicholas Apartment House Sold the Fifth Time—Tenements to

Mrs. C. B. H. Lowry has sold to a client of John Miller No. 125 East Fifty-fourth street, a four-story high-stoop dwelling, on lot 16.10x100.8, between Park and Lex-

Ington avenues.

This block has developed a great deal of activity since it was decided to lower the New York Central tracks and build a wagon road at grade across the railroad cut. Nearly every house in the block has changed hands within the last six months. Among those who have made purchases is William Emlen Roosevelt, who has taken title to six houses Park avenue and Fifty-fourth street. A. M. Baumann & Co. have sold for Louis

Kramer the St. Nicholas apartment house at Nos. 67 and 69 St. Nicholas avenue. It is a seven-story elevator building, on a plot \$9.2x133.5x50.5x107.6. The price was about \$140,000.

The house was erected by Gundlach & Koch and passed successively to L. Duncan Buildey, Max Marx, and Louis Kramer. In each transfer the sale was negotiated by A. M. Baumann & Co.

Horace S. Ely & Co. have sold for the

Christian Stochr to George Willi, Jr., mtge \$16,000.

30th st. n s. 203 e 8th av. 50x88.9; George D Wick to Edward H Litchfield et al. indiv and trustee, mtges \$360,000.

40th st. s s. 215 w 2d av. runs see.9x w 10x s 47.9x n w 77.9x n 25.5x w .5x n 8.9x e 40; 20th st. n s. 200.9 w 2d av. 19.7x100.5x irreg; 20th st. n s. 205.9 w 2d av. 19.8x28.9x irreg; William Apkees to Bees & Rees, b and s.

43d, tsn s. 83.4 w Park av. 16.5x100.5; Caroline M Wilmerding and ano to Mary N Wilmerding, joint tenants.

53th st. 24 E. 18x100.3; Sara S McQuade to Mary T Thomas, mtge \$30,000.

53th st. 245 E. 18x100.3; Caro to J Stanley Foster, r s 10c. mtge \$24,500.

53th st. 345 E. 77x100.4; Hirsch Kobre to J Stanley Foster, r s 10c. mtge \$24,500.

53th st. 345 E. 77x100.4; Mirsch Kobre to J Stanley Foster, r s 10c. mtge \$24,500. Horace S. Ely & Co. have sold for the Presbytery of the City of New York to Lowenfeld & Prager a frontage of two and a half lots on the north side of 116th street, between Fifth and Lenox avenues.

Geiger & Braverman have sold to a client

of S. Steingut & Co. No. 107 Second avenue, 24x100, at \$51,000. deibaum & Lewine have sold to

Mandeibaum & Lewine have sold to Charles and Henry Friedman the St. Ambrose chapel property, 75x76, at the southwest corner of Prince and Thompson streets, which they bought this week from the Protestant Episcopal City Mission Society. The present purchasers will build two division; tenements. ry tenements.

B. Davis has sold to Edward Palak

Harry B. Davis has sold to Edward Palak
No. 224 East Sixty-second street, a threestory dwelling, on lot 20x70, for \$12,500.
Billowa & Bullowa have bought for a
client No. 1473 Lexington avenue, a fivestory apartment house, on lot 25x84, from
Julia Downings.

Albert H. Thorpe has bought No. 40 West
Ninety-second street, a four-story and
basement dwelling, on lot 17x100.8.

Warren & Skillin have sold No. 128 West
Seventy-eighth street, a four-story and
basement 18-foot dwelling, for Dr. W. S.
Pearsall to an intending occupant.

John J. Hockh has sold for O'Brien &
Caravatta No. 525 West 124th street, a
modern flat, on lot 27.6x100, at \$36,000, and
for C. Schutte, No. 209 Humboldt street, a
two-story frame house, on lot 25x100, at
\$4,000.

mige.

The state of the state o \$4,000.

A. Benhaim has sold No. 102 East
Sixty-first street, a four-story and basement
dwelling, on lot 19x73.5, to Henry B. An-William J. Hamilton has sold No. 132
East Sixty-first street, a four-story brownstone dwelling, on lot 20x100, for Mrs. Anna

Deisler:
Howard Bloomgarden and Lena Kurzweil have bought through Joseph Gans from Isaac Hart the five-story flats No. 1570 Washington avenue, and Nos. 744, 746, 750 and 754 Wendover avenue. The property fronts about ninety-five feet on Washington avenue and 150 on Wendover avenue. The price was about \$110,000.

W. F. & C. H. Smith have sold for the Wilheim estate No. 2062 Third avenue, a three-story frame building, on lot 25x86, and for K. P. Hooka the two-family dwelling, on lot 25x100, on the south side of Tenth street, 250 feet south of Avenue C, Unionport.

ano. mige \$18,000.

Charles Griffith Moses & Brother report that they have completed the sale to various purchasers of the extensive real estate holding of the late William F. Buckley on Washington Heights, in 157th, 158th and 180th streets, Broadway, and Fort Washington and St. Nicholas avenues.

Mr. Buckley died in December last. His will was probated in February and in March his executors decided to dispose of his realty. Within a month it was all sold for cash, bringing upward of \$500,000.

William Rosenzweig and Bernhard Elingenstein have sold No. 313 Madison avenue, a four-story brownstone dwelling, on lot 17.6x95, 25.9 south of the southeast corner of Forty-second street. They bought the house at auction last October for \$101,000.

The four-story dwelling, on lot 24.8x100, at No. 75 Madison avenue, adjoining the southeast corner of Twenty-eighth street, has been sold.

Daniel B. Freedman has bought from the

southeast corner of Twenty-eighth street, has been sold.

Daniel B. Freedman has bought from the Dorman B. Eaton estate, through Douglas Robinson, Charles S. Brown & Co., the four-story building, on lot 20.6x98.9, at No. 2 East Twenty-ninth street.

Richard H. Gatling has sold for the Francis McMulkin estate No. 215 West 100th street, a six-story elevator apartment house, on plot 60x52, for about \$70,000.

Jackson & Stern have bought from Herman Herrman the plot, 75x100.11, on the north side of 115th street, 250 feet west of Fifth avenue, and have resold it to J. R. Horowitz, who will erect an elevator apartment house.

ment house.

D. Phoenix Ingraham & Co. have sold for the Herzog estate to Jackson & Stern Nos. 354, 355, 358 and 360 West Eighteenth street, four three-story dwellings, on

Nos. 354, 356, 358 and 360 West Eighteenth street, four three-story dwellings, on plot 50792.

A. C. Weingarten has sold to a Mrs. Weilinger the dwelling No. 310 East Seventy-second street.

Richard M. Montgomery & Co. have sold for the Gustave Reismon estate to J. Henry Alexandre No. 173 East Seventy-hird street, a two-story brick building, on lot 20x102.2.

William P. Mangam has sold for Mrs.

William P. Mangam has sold for Mrs.

Agnes M. Webster, No. 60 East 127th street,
a three-story and basement brick dwelling,
on lot 18.9x90.11.

The Empire City Basement

on lot 18.9x90.11.

The Empire City Realty Company has bought No. 126 Lewis street, a six-story building on lot 25x70.

Michael A. Hoffman has sold to a Mr. Ottenberg Nos. 5 to 9 East 114th street, three six-story brick flats, on plot 75x100.11.

Rosenzweig & Elson have sold to Sambel Kurlan Nos. 38 and 41 West 114th street, two five-story brick flats, on plot 50x100.11.

Lucas George has sold to Louis Less No. 21 East 117th street, a five-story brick flat, on lot 25x106.11.

21 East 17th street, a five-story brick flat, on lot 25x106.11.

Lowenfeld & Prager have purchased Nos. 220 and 222 West Thirteenth street, old buildings, on plot 41x98.9; Nos. 18 and 21 Rivington street, southeast corner of Chrystie street, six and three-story buildings, on plot 50x81, and Nos. 408 and 410 East Eighty-ainth street, old buildings, on plot 40x100.8.

Cohen & Glauber have sold Nos. 1459, 1461 and 1463 Madison avenue, three five-story flats, on plot 75x75, near 103d street.

Chapin & Hughes, in conjunction with M. Lindheim & Co., negotiated the recent sale of the Touraine Hotel, 9 and 11 East Thirty-ninth street. The buyer, E. H. Litchfield, gave in part payment forty-six lots on the Park Slope, Brocklyn.

Ernest Tribelhorn has sold for Mrs. Anna Hochemeister to Mrs. Emma Snedecker the northeast corner of Park avenue and Ninty-fourth street, and for Mrs. Josephine Alger to R. G. Quinn the southwest corner of Edgecombe road and Jumel place.

Duff & Brown have sold for Charles K.

[Where no interest is stated read 8 per cet Avenue C, 8 w oor 6th st. also Avenue C w s 23.3 n 9th st. Julius Weinstein to William Fritzel, mage 885.00, 1 yr. Avenue C, n w cor 9th st. also Ave C. w s. 23.3 n 9th st. Julius Weinstein to Leopoid Schmeidler and ano, prior mige 84.000, 1 yr. 6 per cent.

Avenue C, n e s. at s w s 12th st; Abram Bachrach to Claus Kohnken, due May 1, 1904.

Avenue C, n e s. at s w s 12th st; Abram Bachrach to Claus Kohnken, due May 1, 1904.

Avenue D, s e s. at s w s 12th st; Abram Bachrach to Claus Kohnken, due May 1, 1904.

Avenue D, s e s. at s w s 12th st; Abram Bachrach to Claus Kohnken, due May 1, 1904.

Avenue D, s e s. at s w s 12th st; Abram Bachrach to Claus Kohnken, due May 1, 1904.

Avenue D, s e s. at s w s 12th st; Jacob Marcovits and, ano to Morris Feder and ano, prior mige 857,000, demand, 6 per cent.

Let av, 18; Wolf Bomzon, to Frederick Stoizenberg, installs, April 1, 1908

ed av, 107; Sidonia Weiss to Herman Segal et al, 4 yrs, 6 per cent.

2d av, n w cor 12th st.; Joseph Meckowits to State Bank, 2 yrs, 8 per cent.

Chrystie st, 85; Lena Baum to Lawyers Title Insurance Co. 5 yrs.

Chrystie st, 85; Lena Baum to Cassel Cohen prior mige 22:000, 5 yrs, 6 per cent.

Lidlow st, s e s, 102.6 n Rivington st; Amelia Newmark to Moses M Valentine, due May 31, 1901, 6 per cent.

Ludlow st, s e s, 102.6 n Rivington st; Amelia Newmark to Moses M Valentine, due May 31, 1901, 6 per cent.

4th st, 228 E; Nathan Rosenberg to Chariotte

Duff & Brown have sold for Charles K. Mark of Pulaski to the McDermott, BenCompany a plot of four lots, 160x100, of the north side of Manhattan street, between Amsterdam avenue and Broad-

Yesterday's Apotton Sales. BY D. PRONIX INGRAHAM & CO.

> Real Estate Transfers. DOWNTOWK.

(South of Fourteenth st.)

ictions q c stand for quit claim deed, b and
barrain and sale deed, c a g for deed con-

to Hyman Adelstein and ano, mige, \$16,000.

Oc and Allen st, 188, e s, 22.11x87.7x22x87.8; Geame C. Reinecke to Ida Machiz, mige \$18,000.

Chertystie st, 88, 21.7x100.x25x100; Caasel Cohen to Lena Baum, mige \$28,000.

Henry st, 206, s s, 24.726, with gore adj; Max Cohen and ano to Edward Bernatein and ano, mige \$12,000.

Lewis st, 126, e s, 25x70; Julius Schattman, to Bendet Isaacs, mige \$15,000.

Ludlow st, 126, s e s, 22.4x26x27.4x80.11; Samuel Schoenberg to Amelia Newmark, mige \$23,500.

Ludlow st, e s, 125 n Rivington st, 25.6x80.

Moses M. Valentine to Amelia Newmark b and a.

(West of Fifth as, between Fourteenth and 11 0th stal

111 in st. p s. 212.6 w Amsterdam av. 22.6z
100.11: State Reality and Mortgage Co to
Emanuel Doctor
112th st. p s. 296 w 5th av. 50x100: Isidore
Jackson and ano to Isaac R Horowitz,
mige \$30,000
112th st. p s. 295 w 5th av. 50x100: Oscar
S Straus to Isidore Jackson and ano
112th st. p s. 295 w 5th av. 50x100.00
12th st. p s. 225 w 1stav 25x100.11: Domenico Riccio and ano to Rosina de L Guerrierre mige \$13,000
127th st. p s. 25 w 1stav 25x100.11: Domenico Riccio and ano to Rosina de L Guerrierre mige \$13,000
127th st. p s. 25x w 1stav 25x100: 11: Domenico Riccio and ano to Rosina de L Guerrierre mige \$13,000
127th st. p s. 25x w 1stav 25x100: Cherica Si
124th st. p s. 25x w 1stav 25x100: Cherica Si
124th st. 542 E. 25x100: Charles S Guggenhelmer, referee, to Morris H Hayman
186th st. 1012 E. 20x125.5 Edward Regenhard to Edward Robitzek, b and s.
177th st. p s. 85.9 e Jerome av. 75x123: William
C Dewey to Mayer S Auerbach, mige
\$4,000
Lots 56, 57 and 58 map land Neill estate;
Joseph Diamond to James D Gagan, mige
\$12.000
Lots 205. map sec 3, 5t Raymond Park; Otto
Schmidt to Raibh Hikoz

Lots 205, map sec 3, 5t Raymond Park; Otto Schmidt to Ralph Hikox

86th st. 231-85, n.s. 78x100.5; Alice B Crawford to Patrick Derry, mige \$61,500.....

Monroe st. 175: Prank Hillman and ano to Abraham Kinstler. 5 yrs.

Pront st. a e cor Broad st; Stephen Pyle to Albert Nelson, 3 yrs.

Rutgers pl. 10: Samuel Zaretzky and ano to Max Schoefert, 4 yrs.

120th st. 216 E: Thomas Case, indiv and as atty, et al., to Andreas Schmidt, 5 yrs.

Nassau st. 140: Max Brill to Louis Engelman, 1 yr.

Crosby st. 56; Michele Scangarella to Issac Gourland and ano. 2 yrs.

54 Ann's av. 386; Emil Kuhn to Fredericke Marquandt, 5 yrs.

150th st. 404 E: Johanna C Kenny to Angelo Petrello. 2 yrs.

20th st. 405-09 E: Susan M Tuthill to Jacob Bober, 6 yrs.

573.

Willis av. 144; Hiram L Phelps to Richard J Wallace, 5 yrs.

Sha yrs. 1 yrs.

Sha yrs. 1 yrs. 1 yrs. 1 yrs.

Sha yrs. 1 yr

9th av. 574; Anton Friedrich to H L Schim-moller, 2 yrs. 128th st. 76 W: John J Nestell to Joseph Keller and ano. 16 yrs. Doyer st. 15; Jastrow Alexander to Duck Won & Co. 8 yrs 8 mon E Bernheimer and ano to Acker, Merrall & Condit Co. 4 yrs. Porsyth st. 215; H D Baker to B Brauner,

Forsyth st, 215; H D Baker to B Brauner,
2 178.
Norfolk st, Si; Joseph Goldfarb to Isaac
Hershkovitz, 3 778.
College av, 459; Catharine Bohling to John
H Bruns, 5 778.
Columbus av, 548; Henry Snyder to William
Schwaner, 3 778.

Recorded Mertgages.

(South of Fourteenth st.)
[Where no interest is stated read 5 per cent.]

Recorded Leases.

14,100

88th st. 335 W; same to same. 1 yr. 4 per cent
2d av. 2087; Louis Oppenheim to Jonas Weil and ano, prior mige. \$18,000, installs. 4
yrs. 8 per cent.
5th av. s e cor \$2d st; 1 Townsend Burden to Andrew Carnegie. 3 yrs. 4 per cent.
6th st. n s 280 w 3d av. Edith Graham and ano to New York Eye and Ear Infirmary.
due March 19, 1907, 4½ per cent.
7th st. n s 190.8 w Park av. William J Marrin excr and trus, to Lawyers Title Insurance
Co. 1 yr. 4½ per cent.
Sd. st. 41 E. Joseph H White to City Real Estate Co. due June 21, 1904, 1½ per cent.
8th st. s a 78 w Avenue A. Samuel Wenk to Emigrant Industrial Savings Bank, 1 yr.
4½ per cent.
Same property; same to Emanuel Hocheimer, prior mige \$10,000 1 yr.
85th st. 437 E. Frank Schmidt to Frank Schuchmann, — per cent.

BARLEM.

RAST SIDE.

HABLEM

(Manhattan Island, north of 110th st.)

5th av. s w cor 136th st; Henry F Lucca to
James Everard's Breweries, demand, 6
per cent gold

Lenoz av, n e cor 116th st; George W Eggers
to Henry D Goodman. 1 yr, 6 per cent
Lexington av. 1936, also 119th st. 133 E;
Annie Doughty, Indiv and exra, to Ellen
Freeney, due April 13, 1902
Morningside av. es., 501 s 118th st; Marie Butt
to Max J Roth, prior mige—, due Jan
1, 1904

11ith st, n s. 212.8 w Amsterdam av: Eman
uel Doctor to State Realty and Mortgage Co, 1 yr, 6 per cent
112th st, ss. 253 w 2d av: David W Gifford
to Charles W Booss, 3 yrs
112th st, n s. 295 w 5th av. Islane K Horowitz
to Isladore Jackson and ano. 1 yr, 6 per
cent.

112th st, n s. 295 w 5th av. Isladore Jackson
and ano to Oscar S. Straus, 1 yr, gold
118th st, 114 W; Julius Schattman to Empire
City Realty Co, prior mige 121,000. 1 yr,
6 per cent
115th st, n s. 225 w 1st av. Dr L Rosena
Guerrierre to Domenico Riccio and ano,
prior mige \$13,000, due April 1, 1906, 6
per cent
128th st, n s. 25 w 1st av. Dr L Rosena
Guerrierre to Domenico Riccio and ano,
prior mige \$13,000, due April 1, 1906, 6
per cent
128th st, n s. 25 w 1st av. Dr L Rosena
Guerrierre to Domenico Riccio and ano,
prior mige \$13,000, due April 1, 1906, 6
per cent
128th st, n s. 25 w 1st av. Dr L Rosena
Guerrierre to Domenico Riccio and ano,
prior mige \$13,000 due April 1, 1906, 6
per cent
128th st, s s. 30 e 7th av. Louis Hanneman
to Julia Kratky, due April 1, 1906, 6
197th st, 245 W; Geraldine Broadbelt to
Olive C Burrougha, 3 yrs.
137th st, 241 W; same to Sarah M Mygott,
trustee, due May 1, 1906
137th st, 25 W; same to Sarah M Mygott,
trustee, due May 1, 1906
141st st, s s. 50 e Amsterdam av. Gustavus L
1 Aurence to Lawrence R Bowden
and ano, exers and trustees, due May 1, 1906
141st st, s s. 50 e Amsterdam av. Gustavus L
1 Aurence to Lawrence R Bowden
and ano, exers and trustees, due May 1, 1906
141st st, s s. 50 e Amsterdam av. Gustavus L
1 Aurence to Lawrence R Bowden
and ano, exers and trustees, due May 1, 1906
141st st, s (Manhattan Island, north of 110th

(Borough of The Bronz.)

Briggs av, n s. 77.4 e 198th st; George D
Kingston to Anthony Smyth, demand...

Emmet st, e s. 83 n Pelham av; James J
McClusky to James J Phelan, due May 1, Kingston to Anthony Smyth, demand.
Emmett st, e. s. S. n. Pelham av; James J.
McClusky to James J. Phelan, due May 1, 1903.

Highway leading to Reed's Mill. also called Mill. Lane. ns. at se eor Horstmann property. East Chester: Margaret Holler et al to Yonkers Savings Bank. 1 yr.

Bughes av, n. e. s. at n. s list st; Filmoena Tesors to Joseph Bird, triastes. 3 yrs.

Jackson av, v. s. 98.10 s 183d st; Raiph C.

Bullard to Russell S. Johnson, prior mige \$16,000, due April 9, 1904. 6 per cent.

Bronx Park av. lots 56, 57 and 58 map Neill Estate; James D. Gagan to Joseph Diamond, prior mige \$9,000, 1 yr. 6 per cent.

Washington av. e. s. 180 n 171st st; Anton Markus to Rachel H. Knox. 3 yrs.

Westchester av. s e cor St. Ann's av; Herman Joveshot to Catherine Wurster et al. due Oct 17, 1908, 44 per cent.

Lot 588 map Van Nest Park; G. Pasquale D'Auria to Jennie B. Calderwood. 2 yrs. 6 per cent.

Satisfied Mechanics' Liens.

Riverside av. e s. 450 n 122d st. 75x200 to Clermont av; Louis Beck vs Catholic University of America, Oct 29, 1807 51.

Same property; John A. Hamilton vs same, Oct 29, 1807. sty of America. Oct 29, 1897 11, 365.00
Same property; John A. Hamilton vs same,
Oct 29, 1897. 788.00
Same property; John Duffy and and vs same,
Sept 21, 1897. 386.00
Same property; O T Mackey & Co vs same,
Nov 4, 1897. 785.00
Elm st, 181-65; Grand st, 154-56; Lewis
Harding vs estate of William F Chrystle,
et al, March 3, 1903. 785.00
Franklin st, 177: Mayor Lane & Co vs estate
of William Grupe, Sept 3, 1902. 87.00
Franklin st, 1902. 87.00
Same property; Simons & Moersfelder vs
same, Oct 27, 1902. 1, 324-00
Schichter and and vs Charles A Dards,
et al, March 2, 1903. 500.00

Park pl. 14-16; White st. 47-49; Elm st. 162-61; Grand st. 152-65; Church st. 204-05; Emily C Curtis vs William F Chrystie et al; partition; atty. C A Gardiner.

10th st. 410 E: City of New York vs Michael Kramer; violation of building laws; atty. G L Rives.

Same property; same vs same and ano; violation of building laws; atty, same.

40 st. 239-41 W; same vs Frank L Delisle; violation of building laws; atty, same.

Alien st. e s. 112.6 n Grand st. 25x87.6; 108th st. n e cor 3d av. 100x25; 3d av. e s. 22 s 104th st. 28.9x 70x irreg; Rivington st. n e s. 44.5 n w Essex st. 22.2x80; Lillie Lederer vs. William Lederer et al; partition: attys, Mandelbaum Bros.

Foreclosure Suita. Chisholm st. w s. 203113.7x irreg. being lot 12 on map of property of William Birrell. &c. Bronx; Mary Kcnnedy vs James S McLeod et al; attys. Matthice & E. 20th st. 347 E; Henrietta V Frankel vs Mary Feller et al; atty, M Cooper. Lots 8i, 85. 86 and 88. amended map of Bronxwood Park, Bronx; Steven B Ayres vs Lily L Shirmer and ano: atty. F W Goreth.

Zast Broadway, 71-73; Louis Hubener and ano vs Thomas Shells; attys. Wilson, B & W. Chariton st. 12-14; Sicilian Asphalt Paving Co vs Austin Leake et al; attys. Pettretch, S & S. 31st st. 421 W: Francis M Bacon and ano. exers and trustees vs Meta Salberg et al; attys. Edwards & B. B. st. a s. 125 w Morris av. 25x118.5; John J Brown Prances Damaio et al; atty, C B Augustine.

Plans Filed for New Buildings. Plane Filed for New Buildings.

BOROUGE OF MANHATTAN.

Avenue C and 9th st. n w cor; six story tenement and store; Julius Weinstein, 180

Bowery owner; Bernstein & Bernstein.

111 Breadway, architects; cost.

Heester st. 182-8t; six-story tenement and store; David Baum. 8 Chrystle st. owner; Horenburger & Straub, 122 Bowery.

Architects; cost.

11st st. 187-8t; E; six-story tenement; John Roth, 22d st. Flatbush, owners; Gillespie & Carrell, 1128 Broadway, architects; cost.

cost.
Chrystic st. 188-22: six-story flat: Friedman
& Feinberg, 220 E 118th st, owners; Bernstein & Bernstein, architects; cost. Plans Filed for Alterations. MANEATTAN AND THE BROWN. (Items under \$1,000 omitted.) Broadway and John st, 5 e cor; five-story bank and office; Oriental Bank, 122 Bowery, owner; J. E. Nitchle and J. McCarroll, 150 Nassau st, architects; cost.

15th st, 19 W; five-story and basement extension to four-story dwelling; Elisabeth and Maria Babcock, 21 W 49th st, owners; J. A. De Selbour, 223 5th av, architect; cost. cost.

87th st. 45 E; four-story dwelling; Charles
W. Clinton. 39 E 57th st, owner; Clinton
& Russell. 22 Nassau st, architects; cost
41st st, 9 E; five-story salesrooms; Madam
Juluia del Monte, Paris, France, owner;
Holl & Stout, 1123 Broadway, architects; cost...
4th st, 101 03 F; two four-story office and
store buildings Joseph Schmitt, premises,
owner; J. P. Voelker, 978 3d av, architect; cost...

45th st, 500 W 11th av; one-story gas and boller house; Consolidated Gas Co, 4 Irving place, owner; Howard Bruce, Astoria, L. I., architect; cost...

architect; cost...

Beulan av, w s, 501 n 200th st; extension to two-and-a-half-story dwelling; Rokohl Bros., premises, owner; B. W. Berger & Son, architects; cost...

APARTMENTS TO LET-FURNISHED EXCEPTIONAL OPPORTUNITIES—Sublet ser-tral elegacity furnished aperiments, Central Park West. HETNEMANN & JESSURUR, 166 WEST

12,000

CITY REAL MITATE.

Has Established the Standard of Security. \$200,000,000

in First Mortgages on New York City Real Estate sold by this Company during past seven years, with no losses to investors.

A large assortment of choice mortgages always on hand for immediate delivery.

Interest commences on day of purchase. No loss of Interest by delay. It is the best market for investors and borrowers alike.

ITLE GUARANTEE AND TRUST COMPANY CAPITAL \$8,000,000

146 Broadway, New York. 175 Remsen Street, Brooklyn. Manuf're Branch, 198 Montague St., B'klyn.

Wall Street Exchange Building,

NOS. 41 & 43 WALL STREET,

Safe Deposit Vaults, Banking Rooms and 10 Floors will be ready May 1, 1903

25 Floors, 10 Elevators. Building always open. Perfect System of Lighting, Ventilating and Heat-ing. Vacuum system of Cleaning installed. THE STATE SAFE DEPOSIT VAULTS AND THE NATIONAL BANK OF NORTH AMERICA will move into this building on or about May 1, 1903.

Plane and particulars at 41 & 43 Wall St. A. J. MURPHY, Managing Agent

A. P. W. KIANNAN ESTABLISHED IN 1850. ROMAINE BROWN & CO. Brokers, Agenta, Appraisers.
No. 53 WEST 33D STREET,
NORTHEAST CORNER BROADWAY.
Telephone, No. 381—38th.
Washington Heights Property a Specialty.

WM. HENRY FOLSOM, 24 East 23d Street, makes a specialty of the sale, rental and general management of property between 14th and 42d sts. DESIRABLE RESIDENCES — Washington Sq. to 12th st., inclusive, pear 5th av.; \$21,000 up. FOLSOM BROTHERS, 835 BROADWAY.

BLOCK, 24 lots, bounded Barker-Elliott avs., Bridge-Union sts.; near Park and trolley; high, dry, cheap. KEATING, 156 5th av. ABOVE 14TH ST., STH AVE. TO NORTH

WASHINGTON HEIGHTS, KBOVE 125TH ST., WEST OF STE AV.

ST. NICOLAS AV., 248 AND 254, COR. 158TH ST.

Outlet drive of Central Park: 100 feet wide; elegant Indiana blue stone houses; swell front; fine view; hardwood tr.nt; two haths; cedar closets, etc. If not sold will rent 2060 year.

Three lots 172d st., near Amsterdam av.

Three lots 173d st., near lith av.

E. B. TREAT, Owner. Premises or 241 West 23d st.

BOROUGH OF BRONX-SALE OR RENT IF YOU are looking for a home in The Bronz, ex-

BARGAIN-NEW HOUSE, SIX ROOMS, ALL IMPROVEMENTS, FINE LOCATION; \$3,300; EASY TERMS, JOHN A. RAPELYE, ELM-HURST.

SELECT APARTMENTS.

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